



Teasel Way, CAMBRIDGE
Guide Price £325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought after Cherry Hinton location
- Open plan living / dining room with garden access
- Two generous bedrooms
- Ideal first time buyer home or investment opportunity
- No onward chain

Located in the highly sought after and superbly connected area of Cherry Hinton, this attractive two-bedroom home offers an excellent opportunity for first time buyers and investors alike. Positioned within easy reach of local amenities, Cambridge city centre, and Addenbrooke's Hospital, the property enjoys a prime south-east Cambridge location.



Offered to the market with no onward chain, this home represents a hassle-free purchase and a strong investment, delivering an approximate rental yield of 5.6%.

The ground floor features a welcoming entrance hall, a well-positioned kitchen to the front, and a bright, spacious open plan living and dining area to the rear. Large doors open directly onto the garden, creating a fantastic sense of space and indoor-outdoor living.

Upstairs, the property offers two generous bedrooms plus a well-appointed family bathroom.

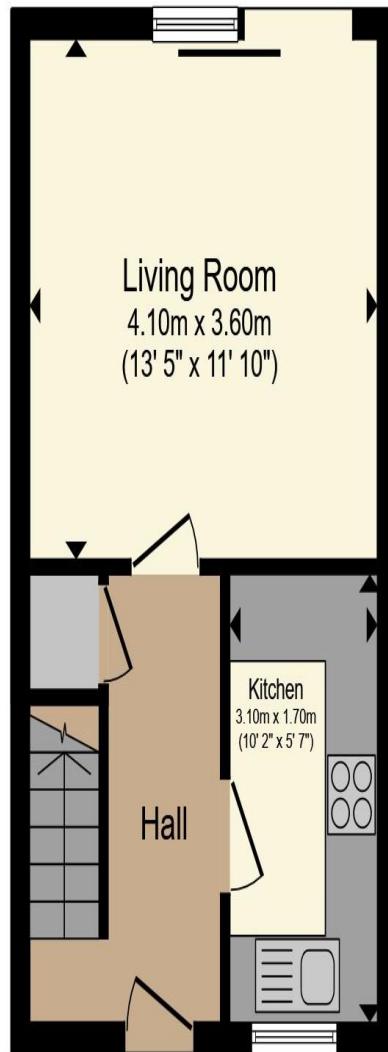
Outside, the substantial rear garden, mainly laid to lawn, provides excellent outdoor space and benefits from direct access to a single garage. Additional advantages include off-street parking to the front and the garage itself.

Situated on Teasel Way, a popular residential location, the property is ideally placed for everyday amenities, with Cambridge city centre approximately two miles away, offering fast and frequent rail links into London and beyond. There is also easy access to Addenbrooke's Hospital, the Biomedical Campus, and major road connections including the A14 and M11.

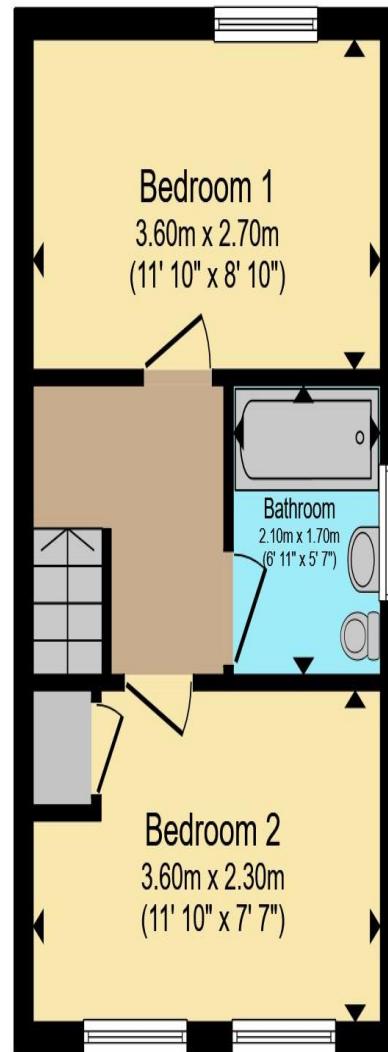
Entrance hall

Living / dining room - 4.10m x 3.60m (13'5 x





Ground Floor



First Floor

Total floor area 54.4 m² (586 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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11'10)

Kitchen - 3.10m x 1.70m (10'2 x 5'7)

Bedroom one - 3.60m x 2.70m (11'10 x 8'10)

Bedroom two - 3.30m x 2.30m (11'10 x 7'7)

Bathroom

Single Garage

To view this property call Sharman Quinney on:
01223 844760

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